

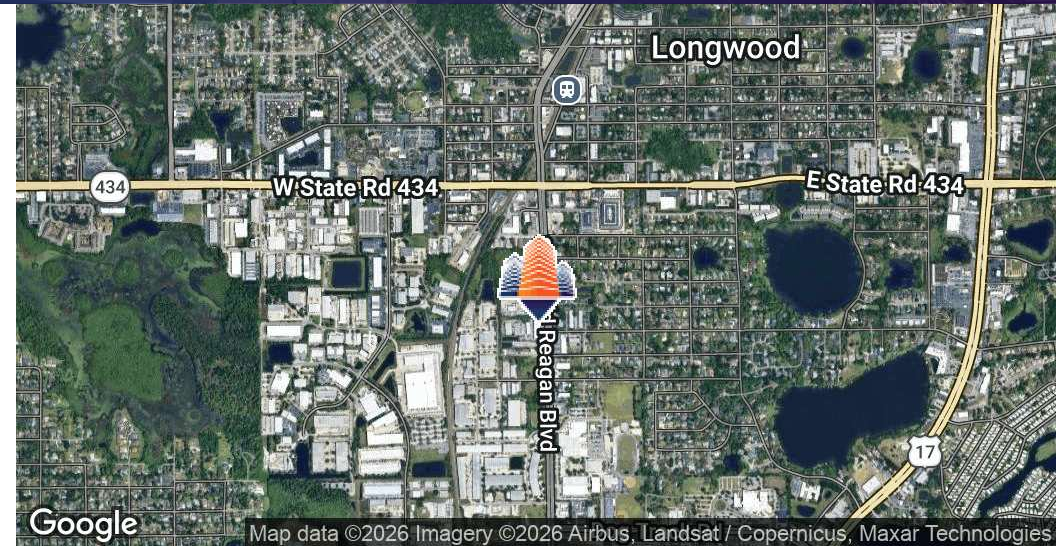
2nd Gen Restaurant - Longwood Village

480 S. Ronald Reagan Blvd, Longwood, FL 32750



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 3,358 SF 2nd Gen Restaurant Endcap
- Great food and beverage co-tenancy
- Well maintained center with direct exposure to Ronald Reagan Blvd
- Ample parking & signage available
- Located just south of SR 434
- Close access to 17-92 and Interstate 4
- 26,500+ cars per day on S. Ronald Reagan Blvd

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,358 - 6,000 SF
Lot Size:	+/- 3.21 Acres
Building Size:	16,416 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,941	26,869	74,633
Total Population	6,706	82,569	215,345
Average HH Income	\$81,741	\$90,580	\$103,107

Nick Barbato

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

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PROPERTY PHOTOS



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	3,358 - 6,000 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 0102	Available	6,000 SF	NNN	Negotiable
Unit 1032	Available	3,358 SF	NNN	Negotiable

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AREA MAP



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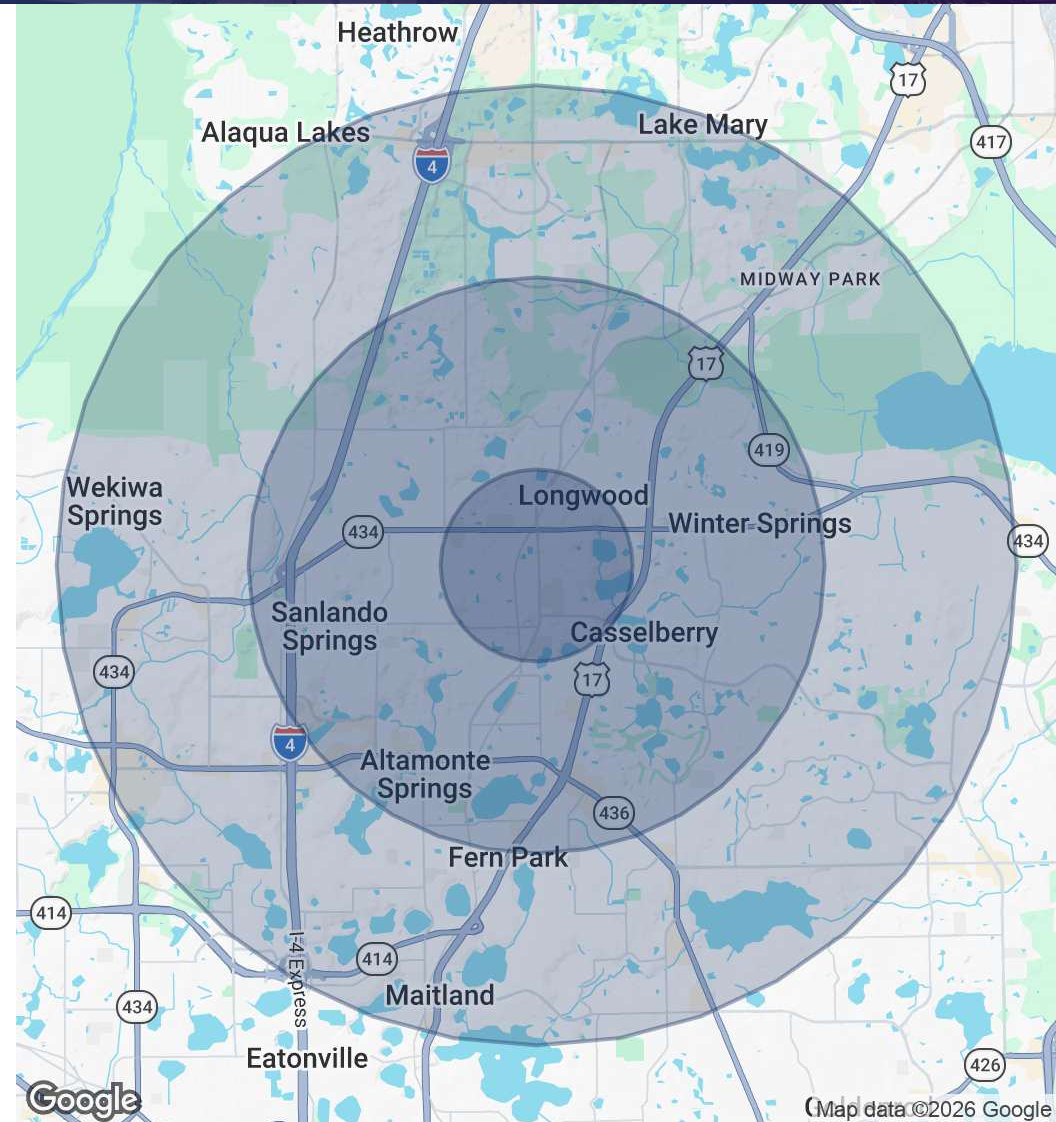
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,706	82,569	215,345
Average age	45.0	38.9	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,941	26,869	74,633
# of persons per HH	2.8	2.6	2.6
Average HH income	\$81,741	\$90,580	\$103,107
Average house value	\$253,826	\$279,610	\$305,477
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,448	57,538	159,580
Total Population - Black	460	6,233	15,967
Total Population - Asian	260	2,735	7,067
Total Population - Hawaiian	0	22	52
Total Population - American Indian	12	174	449
Total Population - Other	138	2,522	7,139



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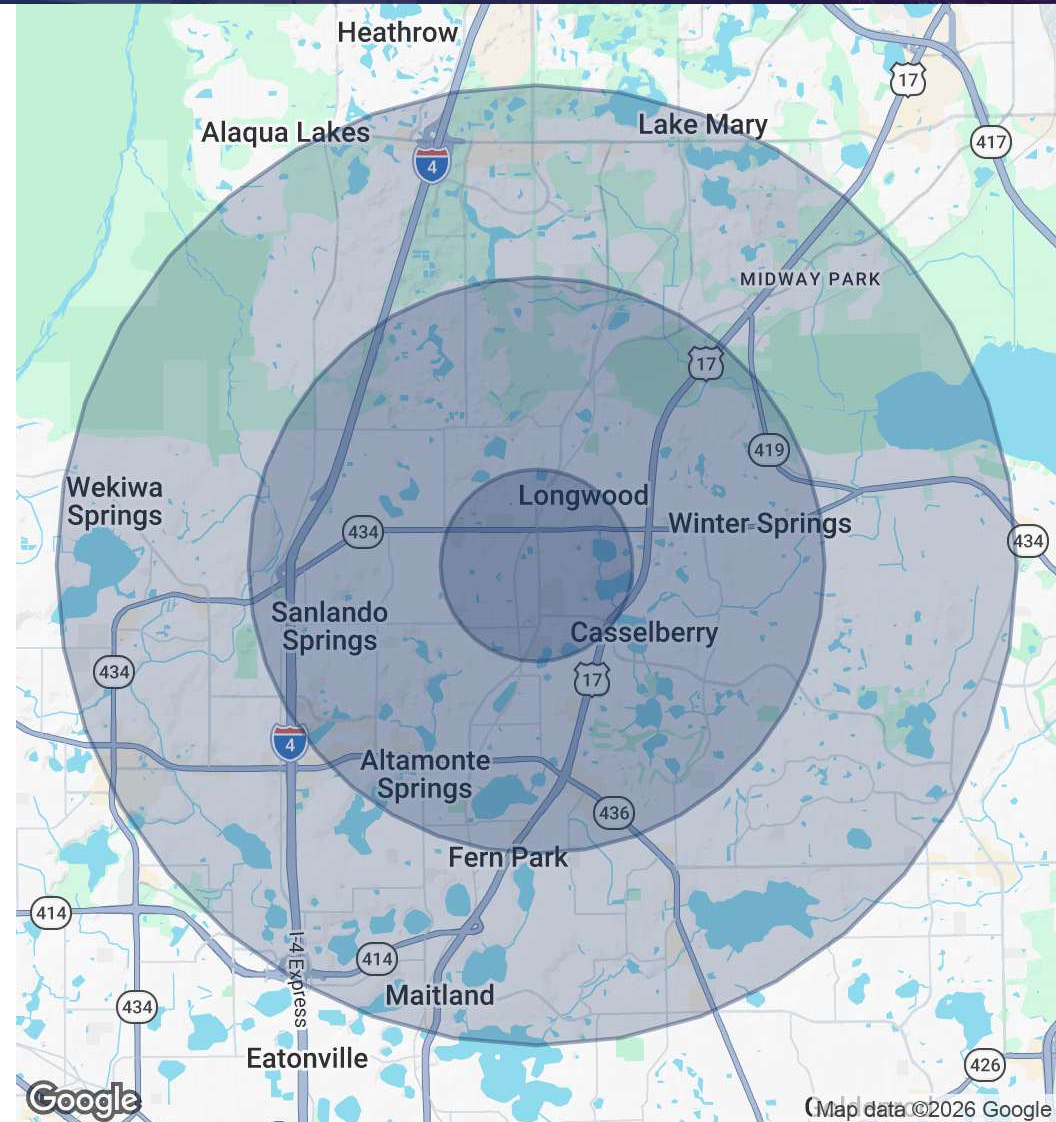
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILES	3 MILES	5 MILES
0 - 4	303	3,803	10,490
5 - 9	319	3,982	10,950
10 - 14	356	4,334	11,848
15 - 17	208	2,665	7,473
18 - 20	212	2,680	7,518
21 - 24	280	3,515	9,919
25 - 34	910	11,441	31,181
35 - 44	968	11,245	30,249
45 - 54	758	9,765	27,146
55 - 64	881	10,572	28,734
65 - 74	838	9,161	24,214
75 - 84	501	5,346	13,836
85+	335	2,142	5,466



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